

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT--THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 23rd day of December, nineteen hundred and eighty-two
BETWEEN

ISC PROPERTIES, INC., a New York corporation having an
office at 100 Jericho Quadrangle, Jericho, New York,

party of the first part, and

BAKER CAPITAL, a Connecticut limited partnership with
an office at 485 WASHINGTON AVENUE, PLEASANTVILLE, NEW
YORK 10570

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN (\$10.00)

dollars,

lawful money of the United States,

paid

by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or
successors and assigns of the party of the second part forever,

PARCEL -A-

ION:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,

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lying and being in the Town of Cortlandt, County of Westchester and State of
New York, being more particularly bounded and described as follows:-

K:

1

BEGINNING at a point on the northerly side of Furnace Dock Road where
it is intersected by the dividing line between land now or formerly
of Brown on the West and land herein being described on the East;
RUNNING THENCE along the land now or formerly of Brown, the following
courses and distances: NORTH 27 degrees 56 minutes 10 seconds, WEST
189.03 feet; NORTH 27 degrees 13 minutes WEST 599.85 feet to the lands
now or formerly of Henrietta Geringer;
RUNNING THENCE along said lands now or formerly of Henrietta Geringer,
NORTH 73 degrees 57 minutes 10 seconds, EAST 1241.80 feet to other
lands now or formerly of Henrietta Geringer;
RUNNING THENCE along said other lands now or formerly of Henrietta
Geringer, SOUTH 16 degrees 02 minutes 50 seconds, EAST 823.22 feet to
the northerly side of Furnace Dock Road;
RUNNING THENCE along the northerly side of Furnace Dock Road, the
following courses and distances: SOUTH 74 degrees 48 minutes WEST
267.18 feet; SOUTH 75 degrees 10 minutes WEST 294.30 feet; SOUTH
76 degrees 53 minutes WEST 131.30 feet; SOUTH 78 degrees 33 minutes
WEST 184.17 feet; SOUTH 78 degrees 51 minutes 50 seconds WEST 211.36
feet to the point or place of BEGINNING.

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PARCEL -B-

All that certain plot, piece or parcel of land, situate, lying and
being in the Town of Cortlandt, County of Westchester and State of
New York, bounded and described as follows:-

BEGINNING at a point in the division line between lands now or formerly
of Brown on the West and lands of Henrietta B. Geringer on the east,
said point of beginning being the following courses and distances as
measured along the division line between lands now or formerly of
Brown on the west and lands of Geringer Realty Associates on the east
from the northerly side of Furnace Dock Road, NORTH 27 degrees 56
minutes 10 seconds WEST 189.03 feet; and NORTH 27 degrees 13 minutes
WEST 599.85 feet, said point of beginning also being the northwesterly

corner of lands belonging to Geringer Realty Associates:
 RUNNING THENCE from said point of beginning along lands now or formerly of Brown, NORTH 27 degrees 13 minutes WEST 612.01 feet to as stone wall;
 THENCE still along lands now or formerly of said Brown and along the center line of said stone wall the following courses and distances: NORTH 26 degrees 16 minutes WEST 101.40 feet; NORTH 27 degrees 20 minutes WEST 128.18 feet; NORTH 39 degrees 59 minutes WEST 36.89 feet; NORTH 54 degrees 58 minutes WEST 56.10 feet; and NORTH 31 degrees 37 minutes WEST 156.04 feet to lands now or formerly of Lent;
 THENCE ALONG Lands now or formerly of Lent, SOUTH 76 degrees 58 minutes 10 seconds EAST 2548.68 feet to the westerly side of Croton Avenue;
 THENCE along the westerly side of Croton Avenue, the following courses and distances: SOUTH 5 degrees 31 minutes EAST 308.15 feet; and SOUTH 31 degrees 52 minutes WEST 30.98 feet to the northwesterly side of Furnace Dock Road;
 THENCE along the northwesterly side of Furnace Dock Road the following courses and distances: SOUTH 56 degrees 57 minutes WEST 92.00 feet; SOUTH 36 degrees 38 minutes WEST 390.77 feet; SOUTH 50 degrees 24 minutes WEST 93.20 feet; SOUTH 65 degrees 44 minutes WEST 101.08 feet; and SOUTH 74 degrees 48 minutes WEST 68.41 feet to lands of Geringer Realty Associates;
 THENCE along lands of Geringer Realty Associates, the following courses and distances: NORTH 16 degrees 02 minutes 50 seconds WEST 823.22 feet and SOUTH 73 degrees 57 minutes 10 seconds WEST 1241.80 feet to the point or place of BEGINNING.

SUBJECT to the following:

- (a) A first mortgage held by the County Trust Company, evidenced by a Consolidation Agreement dated June 15, 1973 between The County Trust Company and Geringer Realty Corp. and recorded June 18, 1973 in Liber 7521, Mp: ~~725~~ 725.
- (b) A second mortgage held by Geringer Realty Associates, evidenced by a mortgage dated February 7, 1979, made by ISC Properties, Inc. and recorded February 15, 1979 in Liber 8017, Mp: 766.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

LIBER 7806 PAGE 97

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

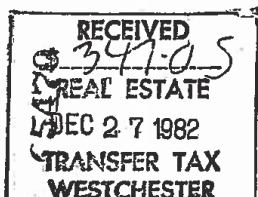
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

ISC PROPERTIES, INC.

By: Myron Levy J.P.
MYRON LEVY, Vice President

Edward H. Krause



BCLP00005

STATE OF NEW YORK, COUNTY OF

ss:

STATE OF NEW YORK, COUNTY OF

ss:

On the day of 19 , before me
personally came

On the day of 19 , before me
personally came

to me known to be the individual described in and who
executed the foregoing instrument, and acknowledged that
executed the same.

to me known to be the individual, described in and who
executed the foregoing instrument, and acknowledged that
executed the same.

STATE OF NEW YORK, COUNTY OF NEW YORK

ss:

STATE OF NEW YORK, COUNTY OF

ss:

On the 23rd day of December 1982, before me
personally came MYRON LEVY,
to me known, who, being by me duly sworn, did depose and
say that he resides at No. 10 Hed-~~stone~~ Drive,
Dix Hills, NY 11746
that he is the Vice President
of ISC PROPERTIES, INC.

On the day of 19 , before me
personally came
to me known, who, being by me duly sworn, did depose and
say that he resides at No.

that he is the
of

, the corporation described
in and which executed the foregoing instrument; that he
knows the seal of said corporation; that the seal affixed
to said instrument is such corporate seal; that it was so
affixed by order of the board of directors of said corpora-
tion, and that he signed his name thereto by like order.

, the corporation described
in and which executed the foregoing instrument; that he
knows the seal of said corporation; that the seal affixed
to said instrument is such corporate seal; that it was so
affixed by order of the board of directors of said corpora-
tion, and that he signed his name thereto by like order.

Margaret Smiley

MARGARET SMILEY
NOTARY PUBLIC, State of New York
No. 87-2712437
Qualified in Queens County
Commission Expires March 30, 1983

Public
Margaret and Dale Reed

WITH COVENANT AGAINST GRANTOR'S ACTS

FILE NO. 821A-06600

ISC PROPERTIES, INC.

TO

BAKER CAPITAL

SECTION 12
BLOCK 1
LOT 10, 11
COUNTY OR TOWN Cortlandt

CHICAGO Recorded At Request of
First American Title Insurance Company of New York

RETURN BY MAIL TO:

Debevoise & Plimpton
875 Third Avenue
New York, NY

Zip No. 10022

RECORDED BY
CHICAGO TITLE
INSURANCE COMPANY

48238

RECEIVED
WESTCHESTER COUNTY CLERK
1982 DEC 27 PM 12:28

JAN 2 1 1983

The foregoing instrument was endorsed for record as follows.
The property affected by this instrument is situate in the

TOWN OF CORTLANDT
County of Westchester, N. Y. A true copy of the original

DEED

recorded in the Division of Land Records of the County Clerk's
Office of Westchester County on DEC. 27, 1982
at 12:23P M in Liber 7806 Page 95 of Deeds.

Witness my hand and Official Seal

George R. Morrow
George R. Morrow
County Clerk